

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Current Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A

Former Agency Name: Los Angeles County Department of Public Works (Prior to 7/1/2013)	Address: 900 South Fremont Avenue Alhambra, CA 91803
Former Agency Caseworker: Ms. Kattya Batres Rinze	Case No.: 030747-046199

Case Information

USTCF Claim No.: None	Global ID: T0603749484
Site Name: Former Morningside Service	Site Address: 2400 West Manchester Boulevard Inglewood, CA 90305 (Site)
Responsible Party: Morningside Service (Former) Attention: Mr. Roy Mori	Address: 777 South Figueroa Street, Suite 3307 Los Angeles, CA 90017
USTCF Expenditures to Date: N/A	Number of Years Case Open: 7

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603749484

Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy.

The release was discovered when five underground storage tanks (USTs) were removed from the Site in March 2006. Confirmation sampling indicated very low concentrations of petroleum constituents, below Policy criteria, in stockpiled soil and at the bottom of the tank excavations (estimated to be 8 to 10 feet below ground surface [bgs]). Stockpiled soil may have been used as backfill. The Site is currently a vacant lot.

Groundwater was not encountered during soil sampling; however, perched or semi-perched groundwater may exist at approximately 35 feet bgs. The nearest public supply well and surface water body are greater than 1,000 feet from the Site. Additional corrective action will not likely change the

Former Morningside Service
2400 West Manchester Boulevard, Inglewood, Los Angeles County

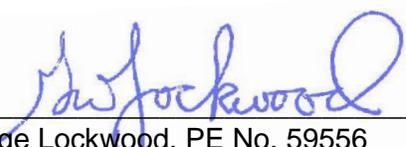
conceptual site model. Residual petroleum constituents do not pose significant risk to human health, safety, or the environment.

Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous phase liquid) to cause groundwater to exceed the groundwater criteria in this Policy.
- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION 2 (b)**. A Site-specific risk assessment of the vapor intrusion pathway was conducted. The assessment found that there is no significant risk of petroleum vapors adversely affecting human health. The extent of impacted soil appears to be minor and very limited.
- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION 3 (a)**. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial use, and the concentration limits for a Utility Worker are not exceeded.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, and case closure is recommended.



George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

4/3/14

Date

